150 HOUSES FOR SALE

Northwestern
SECURITIES OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

"THAT EXTRA FAMILY ROOM"
Here is a lovely modern home that has that extra room for TV, radio and teen-age entertaining that every family needs. Leaving Mother and Dad the charming living room with fireplace and dining room to entertain their own friends. Added extras here are many. The thru hall is carpeted and leads to three good-size bedrooms, kitchen is compact and includes a dishwasher also dining area. The family room has fireplace and nice book shelves. Hot water oil heat, nice garden. So here we have 1,400 sq. ft. of house, well priced at $14,900
Dial MRS. WELLINGS, EV 5-6741 or GR 7-2769.

"1250 SQ. FEET" $2500 DN, 3 BRS
If you are looking for a neat, cosy, comforable basementless home, THIS IS IT! Only 3 years old with a 13'x21' living room and attractive fireplace. A very large bright, electric cabinet kitchen with generous dining area and utility room. 4-pce bathroom with vanity. Drive-in garage, auto-oil furnace. On Derby off Shelbourne.
For a quick sale $13,200
Or offers with easily arranged terms. Call SID LANGHELT, EV 5-6741 or Res. GR 7-6098 anytime.

"OAK BAY SOUTH"
This delightful 3-BEDROOM family home has a 25'x13' living room and fireplace, 12'x12' dining room, elec kit with separate breakfast nook. Drive-in garage. Grounds fully landscaped. Close to schools, shops, bus, etc. Quiet street. Full price $12,750
Phone S. SPAVEN EV 5-6741 or EV 4-7013.

"A HORSE OF COURSE"
Will kick up its heels on this 1¾ acres and so will the kids when you see this lovely 4-bedroom home with double plumbing. Hot water heat at a low cost of approx. $60 per year and the taxes only $71. All this including a panoramic view of Gulf Islands and sea. Off Pat Bay Highway. Only $12,900
TED CHARTRES, EV 5-6741 or EV 5-3508.

"$18"
What does it cost you per month for heating, hot water, cooking and electric light? If it's more than $18 in a four-room bungalow you are paying more than is necessary. B.C. Electric bills for the past three years on Don Bacon's all-electric home special, average just $18. BUILT-IN AUTOMATIC WASHER AND ELECTRIC RANGE included at $11,000
Just the thing for the retired couple. See this today with DON BACON, EV 5-6741.

"FAIRFIELD TUDOR STYLE"
4-bedroom semi-bungalow, new de luxe colored bath and vanity. A really liveable home near the park and sea.
Full price $10,900
Call MRS. JOHNSTON, EV 5-6741 or Eves., EV 3-5655.

"HIGH QUADRA" THREE BEDROOMS
A very comfortable good-looking, 3-bedroom home in immaculate condition. Large living room and large cabinet kitchen. Extra room in basement. A pleasure to show.
Full price $10,500
$2,300 down. Phone HARRY HOBSON, EV 5-6741 anytime.

"OAK BAY"
Situated on a quiet street of new homes this one-year-old home has everything. Large living room, dining room, exceptionally nice kitchen, 3 bedrooms, use one for a den if you require only 2 bedrooms. Full basement, roughed in rumpus with fireplace, roughed in plumbing. Please call VERA PIPES, EV 5-6741 or GR 7-3532.

"HANDYMAN'S EXCEPTIONS"
Has to be sold, lovely house inside and out, 2 bedrooms, basement, needs to be touched up a little to make it really bright.
Also 3-year-old stucco bungalow, full basement, O-O-M heating, quiet street for only $9900
$2,500 Down. Call STAN ROZYLO, EV 5-6741 or EV 4-6104 anytime.

"2 BEDROOMS, GORGE"
Very excellent stucco bungalow with large living room and kitchen, auto heat, separate garage and enough appliances to start housekeeping. Close to everything. $1,500 down, BAL $75 per month. Please call TED CHARTRES, EV 5-6741 or EV 5-3508.

"UPLANDS"
I have several good Uplands homes. Let me find you the one to suit you. V. PIPES, EV 5-6741 or GR 7-3532.

"BIG OR LITTLE"
Trade your small house for this dandy family home—good character—good district and excellent condition. Please call JIM GOLBY, EV 5-6741 anytime.

"DESIRABLE LOT"
Corner lot 105'x89.6'. Some trees. This is the only available lot in this desirable location. Priced for quick sale only $2500
Call SUE HOBSON, EV 5-6741.

"LANGFORD LAKE"
Near the RUSTIC BEAUTY of "Goldstream Park" and the placid shores of Langford Lake. BUS SERVICE by the property, stores and school close at hand. Semi-rural living can be yours in this smart 5-ROOM bungalow for only $7,750. Only $1,500 DOWN or your near offer. Condition excellent. Full price only $7750
Call SUZANNE HOBSON, EV 5-6741 anytime.

"COUNTRY GEM"
Very suitable for retired couple, only seven years old, one bedroom, large living rm. Spotless inside and out. Full price only $5000
MRS. JOHNSTON will be pleased to show it anytime. EV 5-6741 or Res. EV 2-5655.

Northwestern
SECURITIES OF VICTORIA LTD.
631 YATES AT BROAD, EV 5-6741

"INVESTMENT"
Here is a 4-room bungalow that should produce $65 monthly rent. Good kitchen range included at low BARGAIN price of $4850
This is better than excellent so call MRS. TURNER NOW at EV 5-6741. Terms available.

PEMBERTON HOLMES, Ltd
ESTABLISHED 1887
1002 GOVERNMENT EV 4-8124

TREED LOT ROCKLAND AVENUE
Smart NHA bungalow with 3 BRs, thru-hall, full bsmt and uncompleted rumpus room, $4,500 down and $93 per mo.
ASKING $15,500
Mr. Love, EV 4-8124; res, EV 4-6056

EXCLUSIVE LSTG APARTMENT BLOCK
This is without a doubt the most attractive apartment block in Victoria, where you could spend the rest of your life in absolute comfort in the very best of surroundings, situated in lovely grounds with unobstructed view of mountains, sea views and Sooke hills.
Price $71,000
$25,000 cash, balance on mortgage. Photographs and full particulars phone MR. HEPBURN, EV 4-8124, res. EV 3-7039.

WHY RENT? $1000 DOWN
(OR OFFER)
Balance to vendor at less than rent. Stucco and shingle 5-room bungalow. Full basement, coal and wood piped HA furnace. Drive-in garage. Full price $7950
D. E. Wilkinson, EV 4-8124, res. GR 5-2610

$15,500
Delightful English cottage style, two-bedroom home in the Gordon Head area. This overlooks the straits and has a marvelous unobstructed view. Good-sized living room with fireplace, den, dining area. Modern cabinet kitchen and two good-sized bedrooms. Large utility and workshop and double garage. Oak floors throughout. Hot-water heat. Beautifully planted and landscaped $15,500
Mrs. Kirkpatrick, EV 4-8124, res. GR 4-1972

JUST IN TIME FOR SPRING COLE BAY WATERFRONT
An intriguing home set well back from its own 100 feet of sea frontage on a wooded lot 600 feet deep. The home is fenced and has a beautifully maintained productive garden. Waterfront property is becoming increasingly difficult to obtain. Take advantage of this unique opportunity — owners leaving for States.
Price $24,500
EV 4-8124. Mr. Simpson, res. EV 5-7369

ECONOMY!
This older home, situated close to schools and college, transportation and shopping, features large LR, DR, cabinet kitchen, wired and two bedrooms down, plus 2-bedroom space up. CW furnace, new electric water heater. Newly decorated throughout.
ASKING $9480
With $1,000 down, bal TBA. E. L. LANE, EV 4-8134; res. EV 2-5592.

MILLION DOLLAR VIEW OAK BAY DUPLEX
Six-room suites with two bathrooms plus 3-room, self-contained suite; view of San Juan Straits. Must sell, $5,000 will handle.
Jack Brown, EV 4-8124; res., EV 4-4976 eves., or Jack Middleton, GR 9-4327 res.

LAKE HILL 1275 REYNOLDS RD.
This 4½-room, stucco bungalow consists of large living room with fireplace, family-size kitchen wired for range, separate serving pantry with sink and lots of cupboards, central hall, 2 double bedrooms and 4-piece Pembroke bathroom, full cement basement with drive-in garage and automatic oil package unit, elec hot water; nice sunporch. Located near bus stores and schools. Low taxes. Very easy down payment and balance like rent.
Full price $9950
Call Jack Middleton, GR 9-4327 res., or Jack Brown, EV 4-4976 res.; office EV 4-8124.

Duplex or Family Home NEWPORT — $17,900
4 Bedrooms—2 Baths
Beautifully located semi-bungalow with a delightful garden adjoining the golf club. Living room, dining room, kitchen, 2 bedrooms and bath down; 2 bedrooms and bath up. This is either a duplex or a delightful family home. ACT QUICKLY. Phone Mrs. Shirley, EV 4-8124. Res. EV 4-8485.

HIGH, WIDE and HANDSOME
High location, attractive 5-room plus bungalow, under five years old. Built under NHA. All hardwood floors. 12x20 living room with fireplace. Handsome kitchen, wired and hook. Four-piece bathroom with built-in vanity. Three bedrooms. Full cement basement, pkg. oil heat, garage. Large grounds, fruit trees and berries. $5,000 down handles.
FULL PRICE $13,650
W. WOODLEY, EV 4-8124, res. EV 4-3916.

CALL OUR NHA DEPARTMENT
for a discussion of the possibilities of trading your equity in present home or property on a new NHA home. Arrangements can be made to enable you to move into your newly built home on its completion, from your present home in one move. We will welcome your inquiry so call now. EV 4-8124. Ask for NHA Dept. or eves. Jack Middleton GR 9-4327.

HOLLICK REALTY (1958) LTD.
CLARKE & WALLACE
1118 Quadra EV 5-8794

FAIRFIELD (CLOSE TO SEA)
Smart, 6-room stucco bungalow. Hot-water heat, drive-in garage. 3 bedrooms, LR with FP and dining rm. Hardwood floors principal rooms. Bus at door. (Lots of cupboard space.) You'll have to hurry for this. Cash to mortgage required $10,500
Call Mr. Smith anytime, EV 4-5112, EV 5-8794.

Brown Bros. AGENCIES, LIMITED
1125 BLANSHARD STREET
MEMBER REAL ESTATE BOARD
MEMBER MULTIPLE LISTING BUREAU

OAK BAY EXCLUSIVE
This beautifully designed and built home in a high location overlooking Cadboro Bay will enchant the most discriminating home buyers. QUALITY features include wall-to-wall carpet and black slate raised-hearth fireplace in the large living room; full-size dining room, charming kitchen has built-in Thermador elec stove and frig colored to blend with mahogany cabinets. Utility for auto washer and dryer. Perfect 4-pc vanity bathroom with 2 washbasins; 3 delightful bedrooms. Wrought iron railing, open steps to full high basement with fireplace and 2-pc plus shower bathroom. Meuller Climatrol oil heat. 2-car drive-in garage. L-shaped sun deck. A large lot now being landscaped. View by appointment $29,500
Please call Mr. Pearce, EV 5-8771, res. EV 5-4621

OAK BAY APT Beautiful Ocean Views
Very spacious suite containing LR, 24x14; DR, 9½x10; 2 good-sized bedrooms; kitchen; 4-pc bathroom; through hall. In one of Oak Bay's finest exclusive co-op blocks. Terms to be arranged.
Priced right at $20,000
Mr. Pearce or Mr. Hill, office EV 5-8771; res. EV 5-4621 or EV 3-7585.

COLWOOD 4 Rooms—Built 1957
Cute modern stucco. Ideal for retired couple or small family. No basement, circulating oil heater, kitchen range stays. Situated among fine homes near Colwood golf course. Terms to be arranged.
Full price only $8500
Mr. Pearce or Mr. Hill, res. EV 5-4621 or EV 3-7585; office EV 5-8771

THERE ARE MANY HOUSES
But few real HOMES. Let me show you this exceptionally well-designed house with every feature planned for comfort and happy living. Entry hall lends easy access to a 15'x20' living room with an attractive fireplace and built-in bookcases. The separate 9x12 dining room has custom-built china cabinets. The large kitchen, which would do any housewife proud, has loads and loads of quality cupboards, double stainless steel sink, lazy susans, eating nook and baking corner. The separate 7x8 utility and laundry room is only a few steps away. Each of the three bedrooms has tremendous built-in features. One has glass doors leading to a sunporch; a 4-piece bathroom with attractive vanity; colored fixtures. The RUMPUS ROOM has a fireplace and is panelled in cedar, large enough for square dancing or partying. For that extra overnight guest a Murphy bed which disappears into a wall. WALL-TO-WALL CARPET covers all the floors except the hallway which is cork tile. One doesn't find a home of this calibre and in this sought-after location very often. Please feel free to phone any time, so I may arrange a showing. EXCLUSIVE LISTING $19,750
Jim Ranson, EV 5-8771, res. EV 5-6614

FERNWOOD-HAULTAIN
4½-room stucco bungalow consisting of living room with oak floor, 2 bedrooms, cabinet kitchen with nook, full cement bsmt, hot-air heat. Separate garage. Close to bus, schools and stores.
Full price $8700
Please ask for Mr. Lawson, eves. EV 2-4867; days EV 5-8771

UNIVERSITY AREA $2500 DOWN
Balance like rent will buy this lovely 4-yr-old stucco bung consisting of large LR with FP, DR, 2 spacious bedrooms and a third which is panelled and used as a den. Attractive and convenient kitchen, attached garage, full cement bsmt, 26x13 plastered rumpus room. Oil heat. Back is blacktopped and would park many cars. This home has terrific views and don't forget a 5¼% mortgage. Full price with $2,500 down $14,900
Please ask for Mr. Lawson, eves. EV 2-4867; days EV 5-8771

WESTERN HOMES LTD.
611 YATES STREET

STOP! "SEE THIS!"
COMBINE THRIFT WITH PLEASANT LIVING. CLEAN, 2-BEDROOM, FULL BASEMENT, STUCCO BUNGALOW, SEPARATE GARAGE, LAWNS, GARDEN, CLOSE TO CITY CENTRE. IDEAL FOR NEWLYWEDS OR RETIRED COUPLE. VERY GOOD TERMS, ONLY $8700
W. K. KORPAN, EV 2-2137 OR EV 3-2302.

MT. VIEW
This three-bedroom rancher is nice to look at both inside and out. Large living room with picture windows, large Roman brick fireplace with raised hearth, dinette and cabinet kitchen, 4-pce Pembroke bath with vanity, attached carport and storage rooms. Lovely grounds and a nice outlook make this a very attractive home and priced with terms, at $12,950
Phone Norman Thornber, EV 2-2157; eves., GR 9-1853.

DRIVE BY 1978 Carnarvon
DO NOT DISTURB TENANTS but see for yourself the exterior of this lovely 2-yr-old 2-bedroom bungalow. Economical hot water heating unit. Beautiful condition, also note the nice new homes in this lovely area. Asking price with terms (ML No. 6826) $11,500
For appointments to view call Mr. Evans, EV 2-2157, EV 5-5533

NHA SPECIAL 3 HOMES NOW UNDER CONST.
If you are looking for a 2 or 3-bedroom home within 2-mile circle, on sewer, parkland setting, paved roads and contract which includes lot, home, water connections, insurance, and down payment to suit your pocketbook and fast, courteous service without obligation, please call Howard Blake, EV 2-2157, res., EV 2-6719.

OFFERS
Brand new 3-bedroom, full basement home, ready to move in, situated on lovely treed lot and on sewer. Close to schools and transportation.
Asking price $13,200
Your offer as to down payment and full price will be considered.
Howard Blake, EV 2-2157, Res., EV 2-6719.

"LANGFORD" "SUPERB LAKE" VIEW
Brand-new two-bedroom bungalow with carport. Mahogany cabinet kitchen, roomy living room with beautiful lake view. Two bedrooms all have wall-to-wall carpets. Pem bath. Large piece of property could be subdivided and two lots sold. A very choice piece of property. Clear title. Full price only $8500
Mr. Evans or Mr. Thornber, EV 2-2157, EV 5-5533, GR 9-1853.

1661 DERBY ROAD
Delightful house, stucco exterior, LR, dining area with patio adjoining, kitchen, two large bedrooms, 4-pc bath, separate garage, oil heat. Low taxes. $2,500 down. Satisfactory purchaser may assume balance of mortgage for approximately $5,000 at 4½%.
Exclusive Agents
THE CANADA PERMANENT TRUST COMPANY
714 Fort Street EV 4-8375

RANDALL'S LIMITED

NO STEPS
A really lovely stucco bungalow, built 2 years, large living room with fireplace, 2 nice bedrooms, oak floors thruout, Pembroke bathroom, cab elec, kitchen with dining area and utility room. Oil furnace and attached garage. Full price only $8950

DEAN HEIGHTS $1500 DOWN
Six-room older-type home, large living room with fireplace, dining room, cab kitchen, utility room down, 3 bedrooms and bathroom up. Full basement, HA furnace. Full price $7500
On two above call Mr. Sudbury, eves. GR 9-1906.

FAIRFIELD
A six-room home, close in, seven years old. Extra large living room, 24 ft.; master bedroom 16x16, rumpus room in basement. Oil heat, lovely garden, corner lot. This is really a de luxe home and must be sold now. Asking price $16,800
See this before you decide.
Mr. Randall, eves EV 2-5447.

$750 DOWN BUNGALOW Close to Sea and Park
This older-type home is on a quiet street. Has large living room, large kitchen, three bedrooms, nice garden with fruit trees. Full price $5950

MOVE IN VIEW ROYAL NEW — 3-BEDROOM HOME
This new home in parklike surroundings, ready soon, has large living room with fireplace, cab kitchen with nook, full basement with oil heat, 100 amp wiring. Full price $12,800
$3,500 down, balance to be arranged.
Ken Lowndes, eves, GR 8-2151

NEW BUNGALOW Basement Suite
Main floor, has three bedrooms. Large living room, view window, dining room, cab elec kitchen, thru hall, all oak floors. Level walk-in from street, three-room suite. Pembroke bath, $70. Oil-O-Matic heating, drive-in garage. Illness reason for selling. You can have revenue from a legal suite. Reduced to $15,000
price

N.H.A.
DOWN—$2,500—DOWN
New bungalow, three bedrooms, thru-hall plan, "L"-shaped living room with dining area, nice fireplace, cab elec kitchen, Pembroke bath. Full basement, oil heat, drivein garage. Jubilee area. N.H.A. terms. $13,750
Price .....
On two above call Mr. Davis. Eves. EV 4-8614.

FOUR-BEDROOM HOME
Newly renovated, close in, Victoria West. Priced for quick sale with terms $7350

GEORGE RANDALL LIMITED
1309 Douglas St. Phone EV 4-8109

HICKS REALTY LTD.
1710 Douglas Street EV 3-5104
Opp. Hudson's Bay Store

CADBORO BAY
This rancher is on a quiet street, just fine for children, and close to schools. 3 bedrms, LR and DR, O-O-M heat, HW floors. Just 3½ yrs old and built to NHA specifications, with 5¼% mortgage. Lge lot with plenty of trees around. Only $2,000 down.
Full price $12,900
Bill Felton, EV 2-5104 anytime.

$ $ REVENUE $ $ $ $ $ 9500 $ $ $
Centrally located premises comprising 2 complete housekeeping units (LR, bedrm and fitted kit), in absolutely spotless condition, having been newly decorated throughout. New wiring, etc. Here is terrific value for the $9500
low price of
Mrs. Lachlan, EV 2-5104 anytime.

FAMILY HOME $1500 DOWN
Older type in good repair, close in, lge LR, guest-size DR, den, lge kit, 3 bedrms and bath up, full cement basement, new oil furnace. $1,500 down.
Full price $8950
Olive Greaves, EV 2-5104 anytime.

CORDOVA BAY
Attractive white siding bung consisting of 4 rms plus, 2 bedrms, lge kit, utility rm, situated on ¼ acre. An ideal retirement; good garden and would be ideal for chickens.
Full price $5400
Mr. Davies, EV 2-5104 anytime.

PROSPECT LAKE
3-roomed cottage on high lot overlooking lake. Beautifully treed with breathtaking view. Near public beach.
Price $5000
P. G. Jackson, EV 2-5104 anytime.

ESQUIMALT 3 BDRMS NEAR NADEN You Can Trade Your Present Home on This
One year old, full 8-ft. basement, G-E Oil-O-Matic heating, large 14x12 cabinet electric kitchen, with an even larger (14x20) living room, three good bedrooms, Easi-Work lino tile throughout, which is economical and easy to keep clean and such a joy to mother. This is a real family home and a red-hot bargain for a family man and includes this unusual feature—a closed stairway to the second floor with room for two more bedrooms or play rooms (now unfinished). There is lots of room in this remarkable stucco bungalow.
FULL PRICE $11,500
DOWN PAYMENT CASH $3,300, OR TRADE IN YOUR PRESENT HOME. CALL ERIC A. MACFADYEN FOR THIS SPECIAL DEAL. NORTH-WESTERN SECURITIES OF VICTORIA LTD. EV 5-6741. 24-HR. TELEPHONE SERVICE. EXCLUSIVE LISTING.

WHY! WHY! WHY! PAY RENT
When $1,000 down and $75 per month will buy large 4-rm stucco bungalow. Oil heat, carport, part basement.
Full price only $8600
Phone now to Mr. Stretch at EV 5-6741 or EV 3-7436.
Northwestern Securities of Victoria Ltd.

VICTORIA REALTY LTD.
1115 DOUGLAS STREET

FIRST TIME OFFERED!
We all love living space. New home; entrance hall; large panelled living rm; L-shaped dining room. French door to patio, modern cab kitchen with dinette space, colored bathroom fixtures and vanity. 3 bedrooms, oak floors, full high cement basement, rumpus area, drive-in garage. Imagine 1,300 sq ft and beautiful lot all for $14,500
The best buy in town. Mr Wright EV 2-9145 or eves. EV 2-9409.

OWNER TRANSFERRED GREATLY REDUCED
Here is a 6-rm rancher much superior in design, quality and location. Utilities are paid. On sewer and cement sidewalks. Close to all schools. Dinette kitchen; electric hood. Sep dining rm. 20 ft LR, 3 bedrms, vanity bath. Large double closets. Bsmt planned rumpus. Dr-in garage; oil heat. Excellent condition in and out. NHA $81 per mo. $3,000 cash. Ed C. Clark EV 2-9145 or eves. EV 2-6536

RUSTIC SETTING 2 BEDROOMS
I have a choice, well built 2-bedroom home located on quiet street in Lake Hill area, close to schools, shopping and transportation. This attractive home has inviting living room with fireplace; most appealing dining room and cabinet kitchen, 4-pce bath, full cement basement, oil heat, spare bedroom in basement. Owner transferred. Vic Wilson EV 2-9145 or eves. GR 7-1178.

FAIRFIELD! CLOSE IN!
2 blocks from sea. A dandy home with utility room, two bedrooms, HW heat and a den. Full basement. Total price $10,500
Call J. A. Dunick, EV 2-9145 or eves. GR 9-3395

CHILDREN'S SPECIAL BRAND NEW $12,800
This three-bedrm home is half block to grade school. If you like your little ones home for lunch you will love this home. LR with fireplace; dining rm, cab kit with nook. Full high daylight bsmt. Oil-O-Matic heat. Best buy in town. R. O. Ney, EV 2-9145 or Eves. EV 4-5406.

OAK BAY NEAR BEACH
This home has many extra features and must be seen to be appreciated. Extra large living rm with fireplace; dining rm, cab kit. Delightful large bathrm. 3 bedrms, one can be den. Patio with door from dining room. Well developed garden with trees. Close to schools, bus and stores. Large rumpus room with fireplace also suite. Sep garage. SEE THIS BEFORE YOU BUY. Generous terms $19,900
Offers. R. O. Ney EV 2-9145 or eves. EV 4-5406.

HEISTERMAN

FAIRFIELD REVENUE
Triplex, each with separate bath and entrances. Oil hot water heating, in very good condition, close to bus, stores, etc. Reasonable down payment will be considered, priced to sell quickly $13,750
at
Mr. Hamilton EV 3-4161 Eves. GR 7-1555

OAK BAY 3 BEDROOMS PLUS
Located south of the Avenue on a large lot, this 6-room bungalow contains large living room and dining room, 3 bedrooms, cabinet kitchen and 4-piece bath. Full basement with finished room and 3-piece bath. Automatic oil heat.
Price $13,900
Mr. Blannin, EV 3-4161, eves. EV 5-1195.

GORDON HEAD MUST SELL
Close to the sea, this modern 3-bedroom home with full high basement, rumpus room with fireplace is on large fenced lot. Reasonable down payment will be $15,250
considered
Mr. Hamilton EV 3-4161 Eves. GR 7-1555

REAL VALUE
This 8-year-old home has a large bright living room with fireplace, dining room, 2 bedrooms and electric kitchen on the main floor. Full high basement has a drive-in garage, large finished rumpus, laundry and furnace. On a good high lot in the city. Health reasons cause the sale so it is priced to sell, but needs substantial down payment.
FULL PRICE only $10,600
Mr. Gaddes, EV 3-4161; eves. EV 5-7619.
This is an exclusive with courtesy to other agents.

HEISTERMAN & COMPANY
(Established 1864)
1121 Blanshard Street. EV 3-4161

ISLAND HOMES LTD.
2510 Douglas Street EV 5-7511

$1500 DOWN
6-year-old stucco bungalow, good location, balance as rent $9800
Mr. Clarke or Mr. McDonald GR 7-6510 GR 7-3318

3 or 4 BEDROOMS $1700 DOWN 3174 YEW ST.
This modern stucco and siding full basement home is ideal for the young family man—mtge payments only $73 per mo. VACANT POSSESSION.

A REAL BUY 2-Bedroom Stucco
Excellent city location near school, shops, transportation. W-to-w carpets over oak, lge kitchen with garburetor sink. 17' LR with fireplace. Basement fully finished, oil heat, dr-in garage. Price with approx $3,000 down, only $11,950
For above call Mr. C. E. Pullan, EV 5-7511 or EV 5-3631.

ESQUIMALT Sea View Exclusive
This home has a choice view with its lot and a half. Backing onto Saxe Pt. Park. LR, FP, DR with FP. Facing Esquimalt harbor. Two bedrooms, full basement, drive-in garage. This property is hard to get. Low down payment to responsible party. Owner will carry mortgage. Asking price $8200
Call Mr. MacFarlane. He will be glad to show you at any time. Phone EV 5-7511 or Res EV 4-7677.

ONLY $9950
FULL PRICE. You will be absolutely pleased with this well located stucco bungalow. Only 9 years old and showing the loving care of ownership. Nicely landscaped corner lot, 4 large rooms with extra room in full basement and monthly payments are only $70 including taxes. You won't think twice on this one so call MRS. E. HARVEY right away at EV 5-6741 or EV 5-4368.
Northwestern Securities of Victoria Ltd.

WHITTOME'S
Established 1898

ESQUIMALT NR. GORGE PARK
Nice view from living room window; dining area, overlooking the well-kept lawn; cabinet electric kitchen; 2 large bedrooms. Oil-O-Matic heat. Full basement. CLEAR TITLE.
Asking $11,000
Vivienne APPLEYARD, EV 2-4255 anytime.

$5500 — $5500
A LOW DOWN PAYMENT AND ONLY $50 MONTHLY for this clear title 5-room bungalow. This property is in a nice setting and very close to all conveniences. Large (20 ft.) Olde England type LR and fireplace, 2 (or 3) bedrms; no basement, but concrete footings. The adjoining building lot can be purchased for an extra $1,200 cash, if desired. Immediate possession. Hurry and call Guy Meuffels, EV 2-4255 anytime, res., EV 2-7829.

HAVE YOU A MORTGAGE
THAT YOU ARE RECEIVING PAYMENT ON?

MODERN SIX RMS. OAK BAY
We may accept your mortgage as part payment on this nearly new full basement Oil-O-Matic six rm bungalow. Over 1,200 sq. ft. of de luxe bungalow situated on a very good street close to schools, bus and golf course. Owner's transferred, must sell. Try your offers as to terms and price $14,950
Asking
Mr. Drew, EV 2-4255 anytime, Res. EV 3-4980.

REVENUE PLUS
4-BEDROOM FAMILY HOME. 2,000 sq. ft. of living area: full dining rm, TV rm, etc. PLUS 3-rm ground level suite rented $80 per month. Full basement with Oil-O-Matic heat. 998 Gladstone St. $114 per month P.I.T. at $5,100 DOWN or $150 per month at $3,500 DOWN. Will accept good 1st mortgage or A/S as part payment.
Full price $16,500
R. Harris, Res. EV 4-3672

CITY BUNGALOW
Before you buy see this 5-year-old, 4-room bungalow situated close to all conveniences. Spotless inside and out. Features W-to-W carpets in living rm and hall, oak floors in bedrooms; auto oil heat, full basement is finished to plaster. Small well landscaped grounds. Ideal for the retired couple. Clear title. Well worth the $11,400
price of
Please contact Mr. Bryan, EV 2-4255 anytime, Res. EV 4-4771.

J. H. WHITTOME & CO LTD.
1218 Broad Street — EV 2-4255 anytime
Member Multiple Listing Bureau.

SWINERTONS
(Established 1889)
620 BROUGHTON ST EV 5-7181

4 SUITES $2600 DOWN $2600
Revenue from this wall-kept FURNISHED property is $215 per mth. 3 bathrms, 4 sep meters, sep ent to 3 suites. Full bsmt, automatic heat. LOCATION walking distance to town in excellent rental area, never a vacancy. A good buy at the low price of $14,750
Mr. Holland, EV 3-7181, EV 4-7659.

ALWAYS IN GOOD TASTE ROWLAND HEIGHTS
Owner transferred to Ottawa, so quick possession can be obtained on this very attractive 3-bedrm 6-yr-old rancher, among new homes. Excellent 5¼% mtge of approx $7,500.
Full price $14,450
Mr. Crickmay, EV 3-7181, EV 5-3170

3 BEDROOMS NO STEPS
1,170 sq ft of living space in this 6-yr-old stucco bung, with full high bsmt on splendid garden lot, in Saanich, on sewer. LR with FP and built-in bookcases. Bar, kitchen with large dining area. Attached garage. All $10,950
for (terms arranged)
Mr. Crow, EV 3-7181, EV 2-0775

MT. TOLMIE 3 BEDRMS — 5¼%
OWNER TRANSFERRED offers modern 3-bedrm stucco bungalow on landscaped and fenced lot. Comprises ent and thru hall, LR and DR in line 14'x22' (fireplace). All oak floors. 3-pce bath. Elec cab kit, full bsmt. Williams Oil-O-Matic heat. Mtge approx $8,900 at 5¼%—$72 PIT. Nr bus and stores. See this and make your offers.
Asking $13,500
Mr. Cox EV 3-7181, EV 3-3814

C.N. Montague & CO. LTD.
1028 Blanshard at Fort EV 4-9318

ESQUIMALT $1500 DOWN
4-room stucco, oil range, oil space heater. Close to bus and schools. No. 1 location $8400
Mr. Betts EV 4-9318, EV 3-2998
Semi Exclusive

SxS DUPLEX BRAND NEW
WALKING DISTANCE. View of park, glimpse of sea. Lge LR and DR, 2 bedrms, smart kit and bath. Full bsmt. Oil-O-Matic each side. NHA mortgage $15,861 at 6%, $5-139 to handle.
Asking $21,000
Ruth E. Hutcheson EV 4-9318 GR 8-3536

LOVELY SETTING
Choice 3-bedrm stucco bung, L-shape LR and DR, hardwood throughout. Full bsmt, oil heat. High location, 3-mile circle with fine open view in the Blenkinsop-Cedar Hill area. Large lot, oak trees. Price (reasonable offers considered) $14,600
Call B. E. Porritt, EV 4-9318, EV 4-6152.

PRICED TO SELL
Under one year old, 3 bedrooms, through hall, large living room, full bsmt, drive-in garage. All conveniences. Fort Street location, close to Jubilee Hospital. $3,500 cash, balance $80 monthly. Interest only 6½%. For further details phone O. W. Chretien, EV 4-9318, EV 5-2598.

FOR THE TYCOON WHO ENTERTAINS
Nothing compares with the stately home of the late John Hart at 1961 Fairfield Road. Acre of grounds.
Seaview. 9-roomed home. 4 bathrms. Built regardless of cost and of imported materials. The workmanship is superb and the condition unbelievably perfect.
If you can use the older home of this type to advantage it is priced at a fraction of replacement cost at $35,000. Inspections by appointment only.
Alex Page, EV 5-6741 or EV 3-1594
Northwestern Securities of Victoria Ltd., 631 Yates St.

B.C. LAND & Investment Agency Ltd.
96 Years in Real Estate.

OPEN FOR INSPECTION NEW OAK BAY RANCHER
3121 WOODBURN AVE.
SATURDAY, MARCH 21
2-5 P.M. — 7-9 P.M.
1,500 sq ft of gracious living with 3 bedrooms or 2 bedrooms and den. Lge Mahogany panelled living room and dining area. Spacious bright kitchen with view of Uplands golf course. One 4-pce bath off master bedroom. Dble carport. No bsmt but lots of storage space. See this lovely home in this choice area and make your offer.
Full price only $21,500
with good terms.
To view please call Allan McGillivray at EV 4-4115 anytime.

HILLSIDE-QUADRA
Immaculate older style home on good garden lot and handy to all conveniences. Through hall, living room with open fireplace, full dining room, kitchen, 2 bedrooms and 3-piece bathroom, finished room and large unfinished. Concealed stairway up to one ished attic. Full cement basement, hot air furnace with automatic coal stoker and drive-in garage. Quick possession. Exclusive listing. $8500
Price
Call Mr. Hope EV 4-4115 anytime.

UPLANDS 2 BEDROOMS—DEN
Choice locale, south aspect. Beautiful outlook. Gracious living room. Large dining room, both covered with best Broadloom W to W carpets. The bedrooms are large, the den is panelled. Bright modern kitchen with nook. Extra bedrm, bathroom and rec rm in basement. Fully landscaped lot. Exclusively by us at $27,500
Call Mr. Vivian Bagshawe EV 4-4115 anytime.

OAK BAY 3 BEDROOMS
Near the Avenue. Nice stucco bungalow. Modernized kitchen and bathroom. Large living rm-dining rm combined. Nice electric kitchen. Nook. Full basement. Copper pipes. Garage. Taxes $133.
Price $11,600
Call Mr. Vivian Bagshawe, EV 4-4115 anytime

922 Government Street EV 4-4115
Member Real Estate Board of Victoria.

NEWSTEAD REALTY LTD
766 Fort Street EV 2-8117

THIS IS GOOD
It would cost about $18,500 to reproduce this 3½-year-old 3-bedroom home. It has a 32' in-line living room, dining room, a large bright kitchen, oak floors throughout and 1,450 sq ft of floor space. The full, high, uncluttered basement has a good oil package heating unit and a dr-in garage. The back yard is fenced and there are some trees. On a quiet street in a quality district near shops and transport and only 1¼ miles from Yates and Douglas Streets.
Full price $16,500
with terms

CASH $2500 CASH COMFORTABLE FURNISHED HOME
Beautiful, landscaped, comfortable, 2-bedroom home. Elec cabinet kitchen, full basement, automatic oil heat. Close to all conveniences. Immediate possession. Attractive terms and $12,500
low taxes
Call Mrs. Seguin, EV 2-8117 or EV 4-3536.

OPEN HOUSE SATURDAY MARCH 21 12 TO 6 P.M. 4131 BIRTLES AVENUE
Make it a date to see this very attractive bungalow, comprising thru-hall, LR, DR, elec kitchen, 4-pce bath, 3 bedrooms, HW floors, full high basement, auto oil heat, dr-in garage. $9,000 NHA mortgage at 5¼%, $82 per mo includes princ, int, taxes. Paved road and sidewalks in. Asking price $12,950
Directions: Turn right off Carey Rd onto Glanford Ave, then right on Baker and first left. For preview call Mr. Higgins, EV 3-8117 or EV 2-9078.

NEW NHA
Under construction, so buy now and have the choice of all interior and exterior colors, light fixtures, etc. This house comprises living, dining room, smart cabinet kitchen, three bedrooms, thru hall, four-piece bath, full high basement with garage and oil heat.
Full price with $13,900
$2,350 down
Mr. McMahon, EV 2-8117 or GR 7-1455.

BYRON PRICE
1314 QUADRA STREET

TODAY'S BUY $880 DOWN
The contractor has offered financial aid that permits you to buy a BRAND NEW 3-BR home with full basement and automatic oil heat at this very low DOWN PAYMENT. It it very difficult to find good homes in this district, let alone one with an attractive floor plan and an attractive down payment. This won't last, so phone now.
Full price $14,127
EV 5-2438 for Sam Paterson, res. EV 5-8592 or Gordon Marshall GR 9-2725.

HI QUADRA $12,650
Here is a most attractive home set in the seclusion of large old oaks and shrubs. This 6-room white stucco home has two large bedrooms and bright spare room in lined basement. Oil heat and sep garage. Landscaped lot 77x200 ft. Taxes approx. $160. This home has many extras, must be viewed to be appreciated. Contact Lloyd Tinkham, res., GR 9-4720 or Charles Giddy, EV 4-1690 or office, EV 5-2458 anytime.

SIDNEY STORE AND HOUSE 2 LOTS, 50'x100'
Commercial zoned.
Priced to sell at $9400
plus price of store stock. To view, contact Lloyd Tinkham or Charles Giddy, EV 5-2458 anytime.

MUST SELL, 4-ROOM BUNGALOW, 12 yrs old, with extra room and plumbing in full high basement (could be rented). Situated within walking distance to town. This home would make an ideal rental investment. Price for quick sale, $9